

To date, ATXI has been unsuccessful in obtaining an easement from Lawrence Wiese Farms, Inc. (Wiese Farms). Wiese Farms owns eight parcels totaling approximately 530 acres, located along the Quincy to Meredosia segment in Pike County, Illinois. The parcels at issue have been designated internally as A\_ILRP\_QM\_PI\_112-ROW and A\_ILRP\_QM\_PI\_114-ROW. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact, Mr. Lawrence Wiese with respect to the parcel owned jointly by Lawrence Weiss Farms Inc. and Larry Weiss Farms (#112) on approximately 7 occasions, including 1 phone call, 2 emails, and 4 letters, and a total of 15 contacts or attempted contacts for the parcel owned by Lawrence Wiese Farms Inc., (#114) including 8 phone calls, 2 emails, 3 in-person visits, and 2 letters.

After being unsuccessful in its attempts to contact Mr. Wiese between September and November 2013, ATXI sent Mr. Wiese its initial offer via FedEx on November 21, 2013. The packet included the calculation sheet with details of the offered compensation, an option agreement to purchase a transmission easement, a memorandum of the option, a pre-construction damage release, a survey consent form, a construction questionnaire, and a W-9 IRS form. ATXI met with Mr. Wiese on December 3, 2013 to discuss the offer and provided a copy of the appraisal on December 5, 2013. ATXI also accommodated Mr. Wiese's request to adjust the location of certain poles from his adjoining property to the north entirely onto tract #112.

On January 31, 2014, ATXI received a letter stating that Wiese Farms was represented by an attorney, Mr. Jordan Walker. Mr. Walker also represents a number of the owners of the Unsigned Properties, but has only permitted ATXI to negotiate with him with respect to one of the properties, which belongs to Ms. Denise LaCroix. During negotiations with Ms. LaCroix in early February, Mr. Walker informed ATXI that due to a fundamental difference regarding the appropriate amount of compensation for the easement on Ms. LaCroix's property, he was ending

negotiations for all the landowners he represents, including Wiese Farms. Mr. Walker requested that he be contacted by ATXI's attorneys who litigate condemnation proceedings in circuit court. ATXI accommodated this request, but no meaningful progress has been made as a result of that contact.

Since Mr. Walker was hired, ATXI has had only limited contact with Mr. Wiese. As a result, ATXI believes the remaining issue between the parties concerns compensation. ATXI had limited interaction with Mr. Walker concerning Mr. Wiese's properties during early February 2014, but ATXI has not yet received a counteroffer. Because of the stalled negotiations concerning Ms. LaCroix's property, ATXI believes it is unlikely that the parties will to resolve the remaining differences regarding compensation with Wiese Farms, and eminent domain authority for this landowner is necessary at this time.

**ATXI Exhibit 1.4**  
**Part Y**

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_112-ROW	32-016-07, 32-016-08	Lawrence Wiese Farms, Inc., et al	RR 1 BOX 78 Versailles, Illinois 62378-9724	13 acres of land, more or less, described as 13 acres off the East side of the NW1/4 of the NE1/4 of S16, T3S of the Base Line, R2W of the Fourth Principal Meridian, Pike County, Illinois, as described in a Warranty Deed dated April 28, 1997, from Paul Maynard Birch, Velma R. Howell, Linda P. Patton, Lucia B. Rottenberg, and Steven D. Birch to Lawrence Wiese Farms, Inc., an Illinois Corporation, and Larry Wiese Farms, Inc., an Illinois Corporation, recorded in Book 251, Page 212, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.
ILRP_QM_PI_114-ROW	3201401, 3201306, 3201602	Lawrence Wiese Farms, Inc.	RR 1 BOX 78 Versailles, Illinois 62378-9724	<p>THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINE (9), IN TOWNSHIP THREE (3) SOUTH, RANGE TWO (2) WEST OF THE FOURTH (4TH) PRINCIPAL MERIDIAN, IN PIKE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.</p> <p>THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TEN (10), IN TOWNSHIP THREE (3) SOUTH, RANGE TWO (2) WEST OF THE FOURTH (4TH) PRINCIPAL MERIDIAN, IN PIKE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.</p> <p>THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FIFTEEN (15), IN TOWNSHIP THREE (3) SOUTH, RANGE TWO (2) WEST OF THE FOURTH (4TH) PRINCIPAL MERIDIAN, IN PIKE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.</p>

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 12/10/3/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
  - a. Ask if the landowner read 14 days letter ☒
  - b. Does landowner have any questions regarding letter:  

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
  - a. Provide Fact Sheet about the project ☒
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paul Maanen ☒

Paul Maanen

**Agent Checklist with Landowner**

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3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
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14. Agent Name (Print and Sign) Paul Maanum ☒

Paul Maanum

Pike County, IL

E 1/2 NE 1/4; E NW 1/4 NE 1/4 of Section 16, Township 3 S, Range 2 W, Pike County, Illinois

Tax ID: 3201608

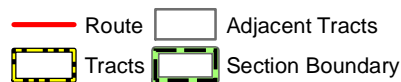


**Ameren - Illinois Rivers**



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



0 0.0225 0.045 0.09 0.135 0.18 0.225 Miles

**WIESE LAWRENCE FARMS INC 1/2 &  
WIESE, LARRY FARMS**

Tract No.:ILRP\_QM\_PI\_112

Date: 3/24/2014



Pike County, IL

SE 1/4 SE 1/4 S9; SW 1/4 SW 1/4 S10; NW 1/4 NW 1/4 of Section 15, Township 3 S, Range 2 W, Pike County, Illinois

Tax ID: 3201306



**Ameren - Illinois Rivers**



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*

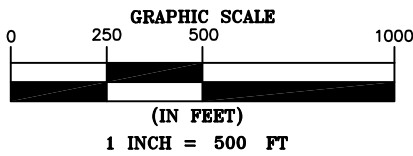
Route Adjacent Tracts  
Tracts Section Boundary

0 0.0225 0.045 0.09 0.135 0.18 0.225 Miles

**LAWRENCE WIESE FARMS INC**

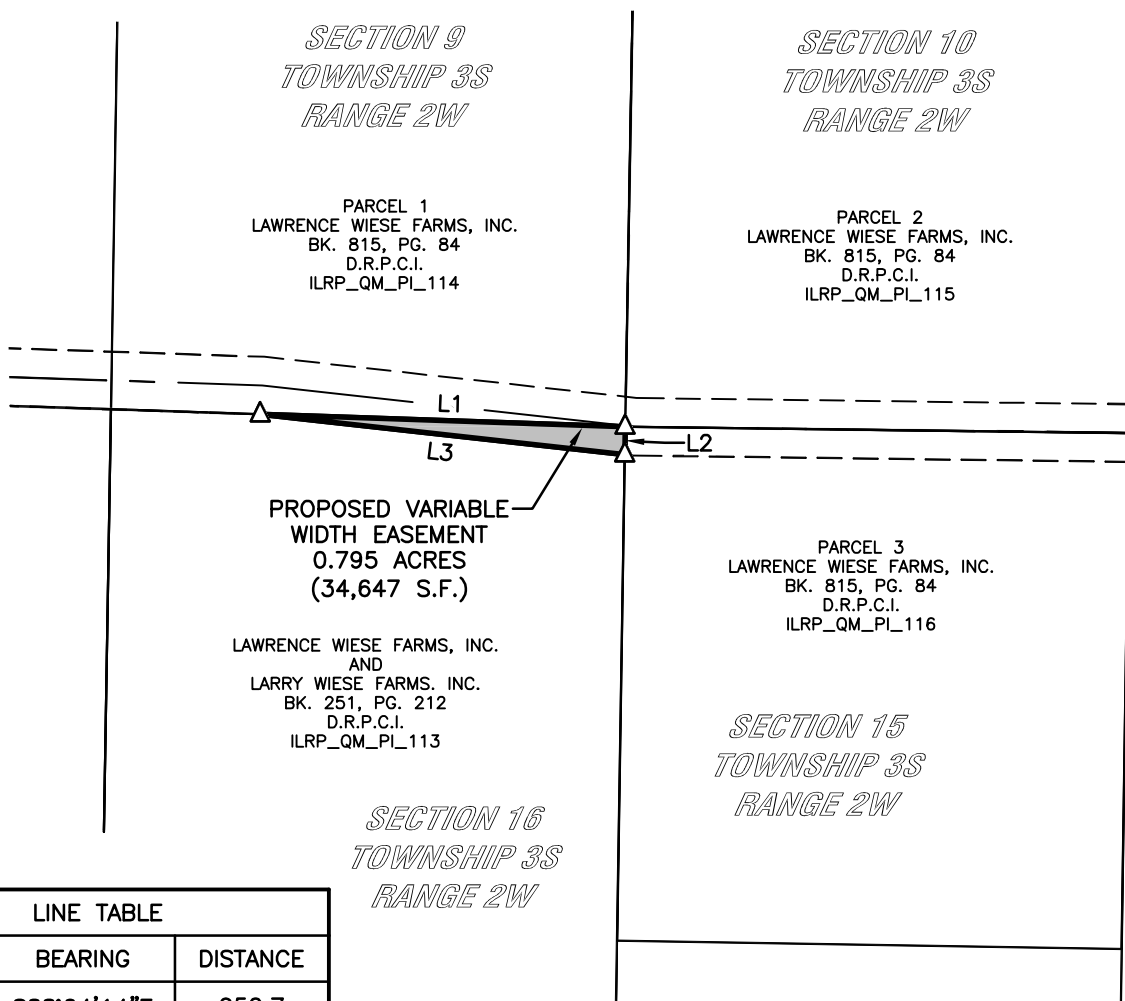
Tract No.:ILRP\_QM\_PI\_114

Date: 3/24/2014



# EXHIBIT "A "

ATXI Exhibit 1.4  
Part Y



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°04'14"E	950.7
L2	S00°53'56"W	72.9
L3	N83°41'34"W	954.8

## LEGEND

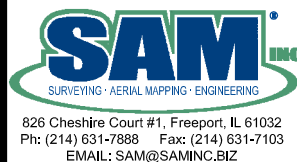
D.R.P.C.I.	DEED RECORDS PIKE COUNTY, ILLINOIS
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

## NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LOCATIONS SHOWN HEREON ARE DERIVED FROM RECORD INFORMATION AND ARE NOT BASED UPON AN ACTUAL ON THE GROUND SURVEY. THE RECORD INFORMATION SHOWN HEREON WAS PROVIDED BY OTHERS AND WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
3. DISTANCES AND AREAS SHOWN HEREON ARE PRELIMINARY ESTIMATES ONLY. ALL LINEAR DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST TENTH OF A FOOT.
4. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION AND THE LOCATION AND AREA OF THE EASEMENT RIGHT-OF-WAY SHOWN HEREON.

SHEET 01 OF 01

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/26/2013
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_113
ERM REVIEWED:



AMEREN TRANSMISSION  
PRELIMINARY APPRAISAL EXHIBIT  
QUINCY TO MEREDOSIA  
SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 WEST  
OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS



EXHIBIT 1

A 5.020 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS PARCELS 1, 2, AND 3 IN DEED TO LAWRENCE WIESE FARMS, INC., RECORDED IN BOOK 815, PAGE 84 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;

**THENCE** NORTH 88 DEGREES 04 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 493.82 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 81 DEGREES 27 MINUTES 33 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 412.82 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 88 DEGREES 04 MINUTES 24 SECONDS EAST, A DISTANCE OF 87.10 FEET TO A POINT FOR CORNER;

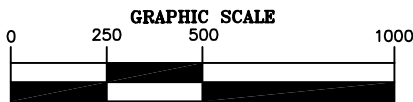
**THENCE** SOUTH 89 DEGREES 15 MINUTES 11 SECONDS EAST, A DISTANCE OF 1,311.85 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;

**THENCE** SOUTH 00 DEGREES 42 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 74.65 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;

**THENCE** SOUTH 00 DEGREES 53 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 75.35 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89 DEGREES 15 MINUTES 11 SECONDS WEST, LEAVING THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,312.81 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;

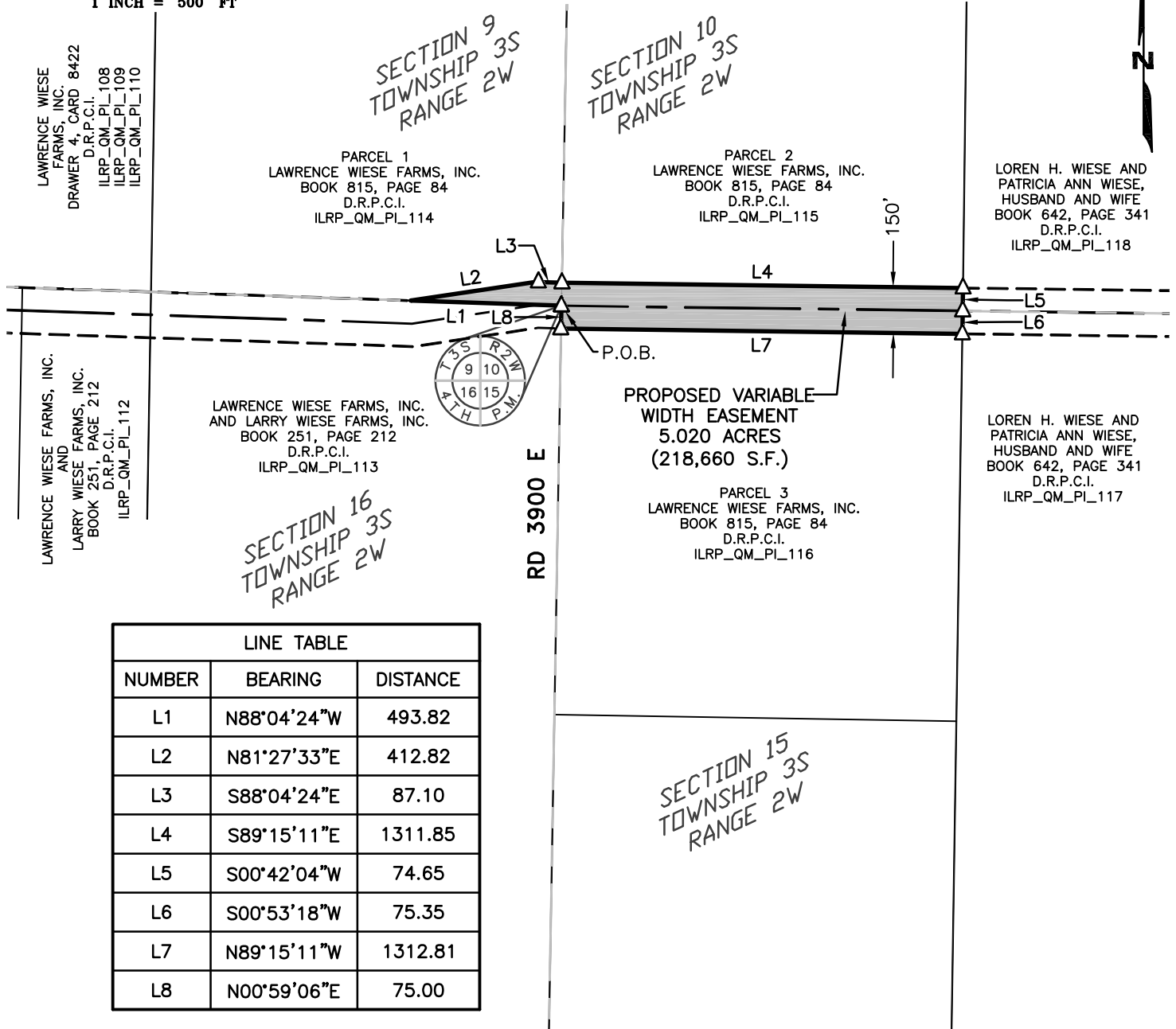
**THENCE** NORTH 00 DEGREES 59 MINUTES 06 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 218,660 SQUARE FEET OR 5.020 ACRES OF LAND, MORE OR LESS.



(IN FEET)  
1 INCH = 500 FT

# EXHIBIT 1

## ATXI Exhibit 1.4 Part Y



### LEGEND

D.R.P.C.I.	DEED RECORDS PIKE COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

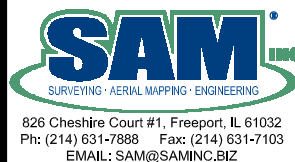
### NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 01/23/2014
SCALE: 1"=500'
TRACT ID: ILRP_QM_PI_114
DRAWN BY: NAS



**PURCHASE OPTION EXHIBIT**  
**150' TRANSMISSION LINE EASEMENT**  
QUINCY TO MEREDOSIA  
SECTIONS 9, 10 AND 15, TOWNSHIP 3 SOUTH,  
RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS